

# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for SERVICE GARAGE (TO PARK SCHOOL BUSES OVERNIGHT AND VARIOUS HOURS DURING THE DAY).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney for Petitioner:  
(Type or Print Name)  
Address  
City and State  
Name and telephone number of legal owner, contract purchaser or representative to be contacted  
Name  
City and State  
Attorney's Telephone No.

Legal Owner(s):  
LEONARD J. MAKOWSKI  
(Type or Print Name)  
Signature  
JOHN L. MAKOWSKI  
(Type or Print Name)  
Signature  
1672 KIRKWOOD ROAD  
Address  
BALTIMORE, MD. 21207  
City and State  
Name and telephone number of legal owner, contract purchaser or representative to be contacted  
JOHN L. MAKOWSKI  
Name  
(301) 944-0862  
Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of July, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of August, 1980, at 10:30 o'clock A.M.

*[Signature]*  
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1 (over)

# PETITION FOR SPECIAL EXCEPTION

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City and State  
Attorney for Petitioner:  
(Type or Print Name)  
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Attorney's Telephone No.

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LEONARD J. MAKOWSKI  
(Type or Print Name)  
Signature  
JOHN L. MAKOWSKI  
(Type or Print Name)  
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BALTIMORE, MD. 21207  
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Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1 (over)

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I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

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Attorney for Petitioner:  
(Type or Print Name)  
Address  
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Name and telephone number of legal owner, contract purchaser or representative to be contacted  
Name  
City and State  
Attorney's Telephone No.

Legal Owner(s):  
LEONARD J. MAKOWSKI  
(Type or Print Name)  
Signature  
JOHN L. MAKOWSKI  
(Type or Print Name)  
Signature  
1672 KIRKWOOD ROAD  
Address  
BALTIMORE, MD. 21207  
City and State  
Name and telephone number of legal owner, contract purchaser or representative to be contacted  
JOHN L. MAKOWSKI  
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*[Signature]*  
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1 (over)

RE: PETITION FOR SERVICE GARAGE : BEFORE THE ZONING COMMISSIONER  
SE/L Gwynn Oak Ave. and : OF BALTIMORE COUNTY  
Purnell Dr., 1st District  
LEONARD J. MAKOWSKI, et al., : Case No. 81-42-X  
Petitioners

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

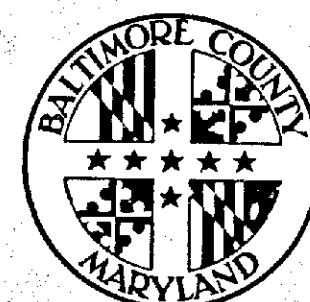
I HEREBY CERTIFY that on this 5th day of August, 1980, a copy of the foregoing Order was mailed to Leonard J. Makowski and John L. Makowski, 1672 Kirkwood Road, Baltimore, Maryland 21207, Petitioners.

*[Signature]*  
John W. Hession, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

Mr. John L. Makowski  
Mr. Leonard J. Makow  
1672 Kirkwood Road  
Baltimore, Maryland 21207

Lyon Assoc., Inc.  
6707 Whitestone Road  
Baltimore, Maryland 21207

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 23rd day of July, 1980.

*[Signature]*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Leonard J. Makowski, et al.  
Petitioner's Attorney

Reviewed by *[Signature]*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 14, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Mr. John L. Makowski  
Mr. Leonard J. Makowski  
1672 Kirkwood Road  
Baltimore, Maryland 21207

Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

RE: Item No. 228  
Petitioners - Leonard J. Makowski, et al  
Special Exception Petition

Gentlemen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, currently zoned B.L., is located on the southeast corner of Gwynn Oak Avenue and Purnell Drive in the 1st Election District. Adjacent properties are improved with dwellings to the east and south, parkland to the west and commercial uses to the north across Gwynn Oak Avenue.

This property was the site of a former gas station, and at the time of field inspection, it was being used for the parking of school buses. In view of the fact that this use is in violation of the current zoning regulations, and an active zoning violation (80-323-V) exists on the site, this Special Exception is required to legalize this use.

In accordance with our numerous conversations with your son John, the site plan was revised after he made contact with the various members of this Committee that requested revisions to said plan. The enclosed comments are directed towards the original site plan that was submitted. Since it was my understanding that the revisions that were made to the site plan were those that were requested by members of the State Highway Administration, the Department of Traffic Engineering and the Planning Office, I scheduled this petition for a hearing.

Item No. 228  
Special Exception Petition  
August 14, 1980

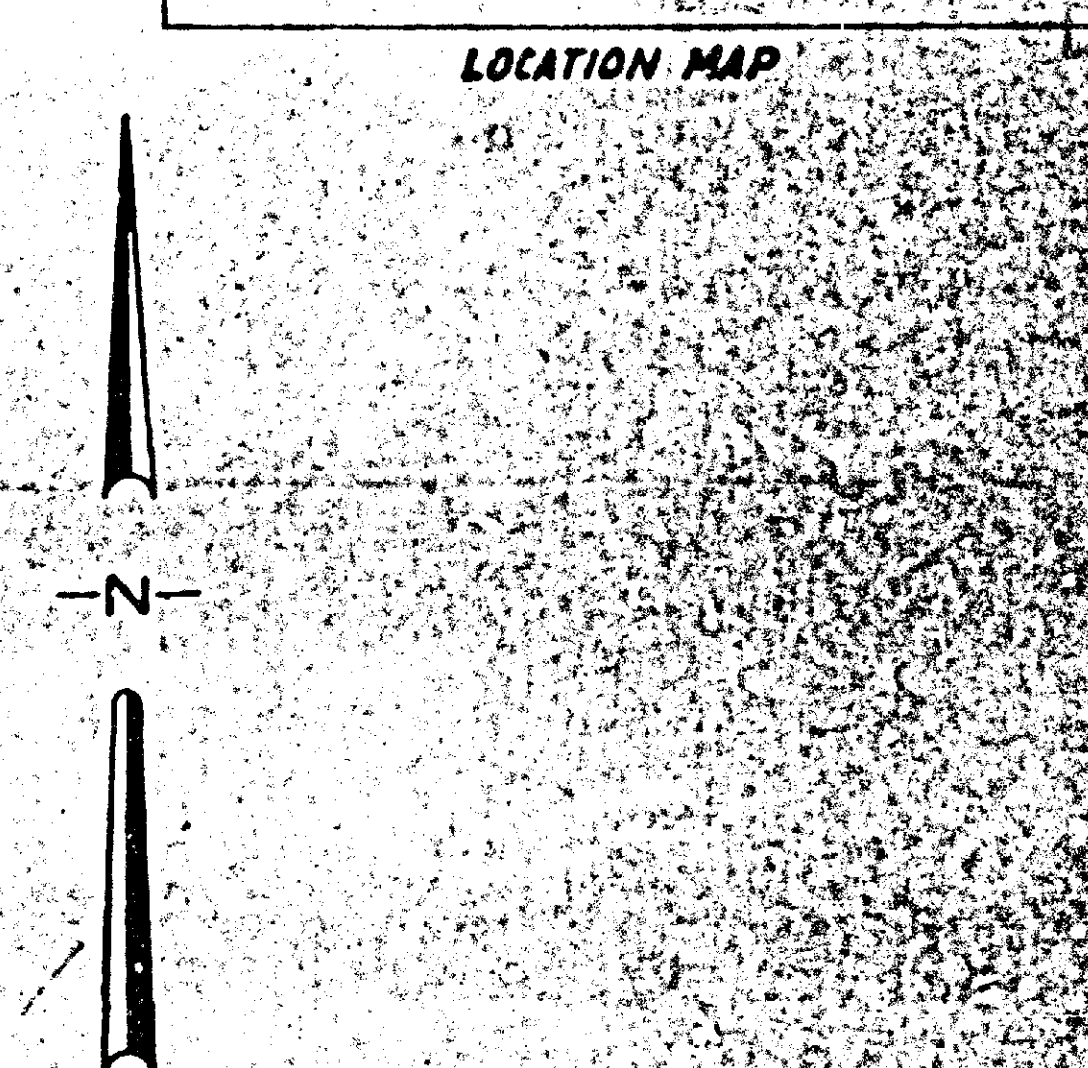
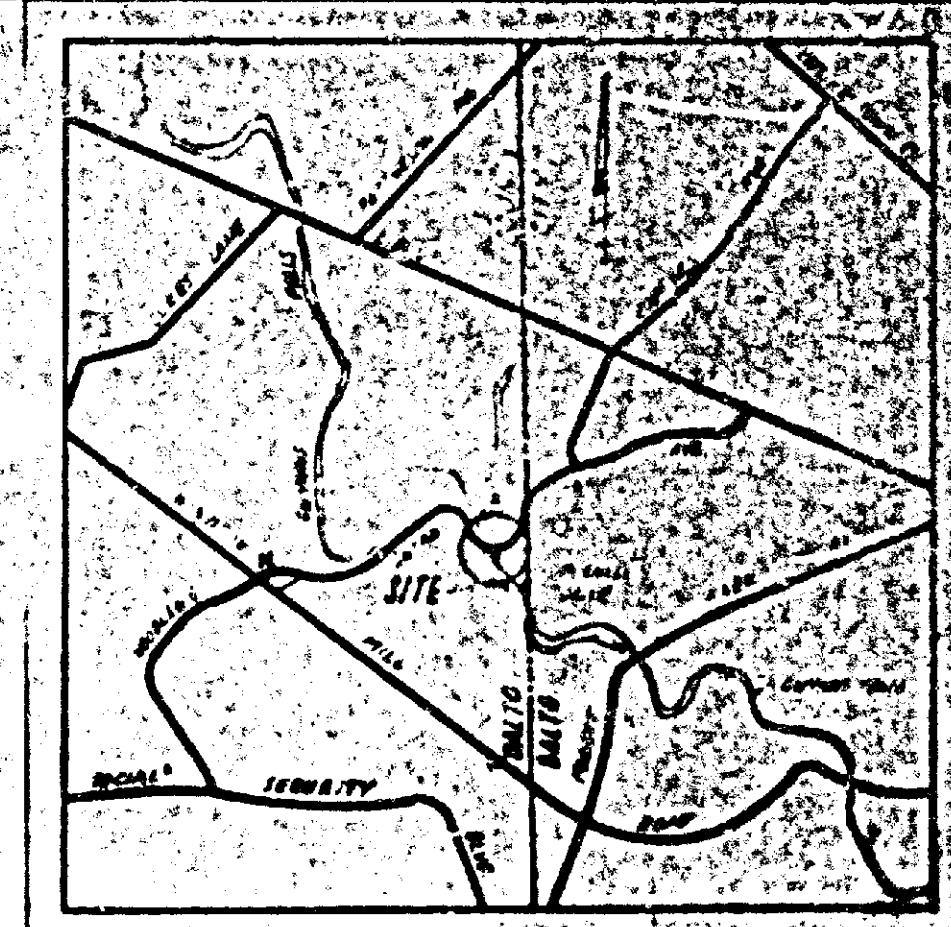
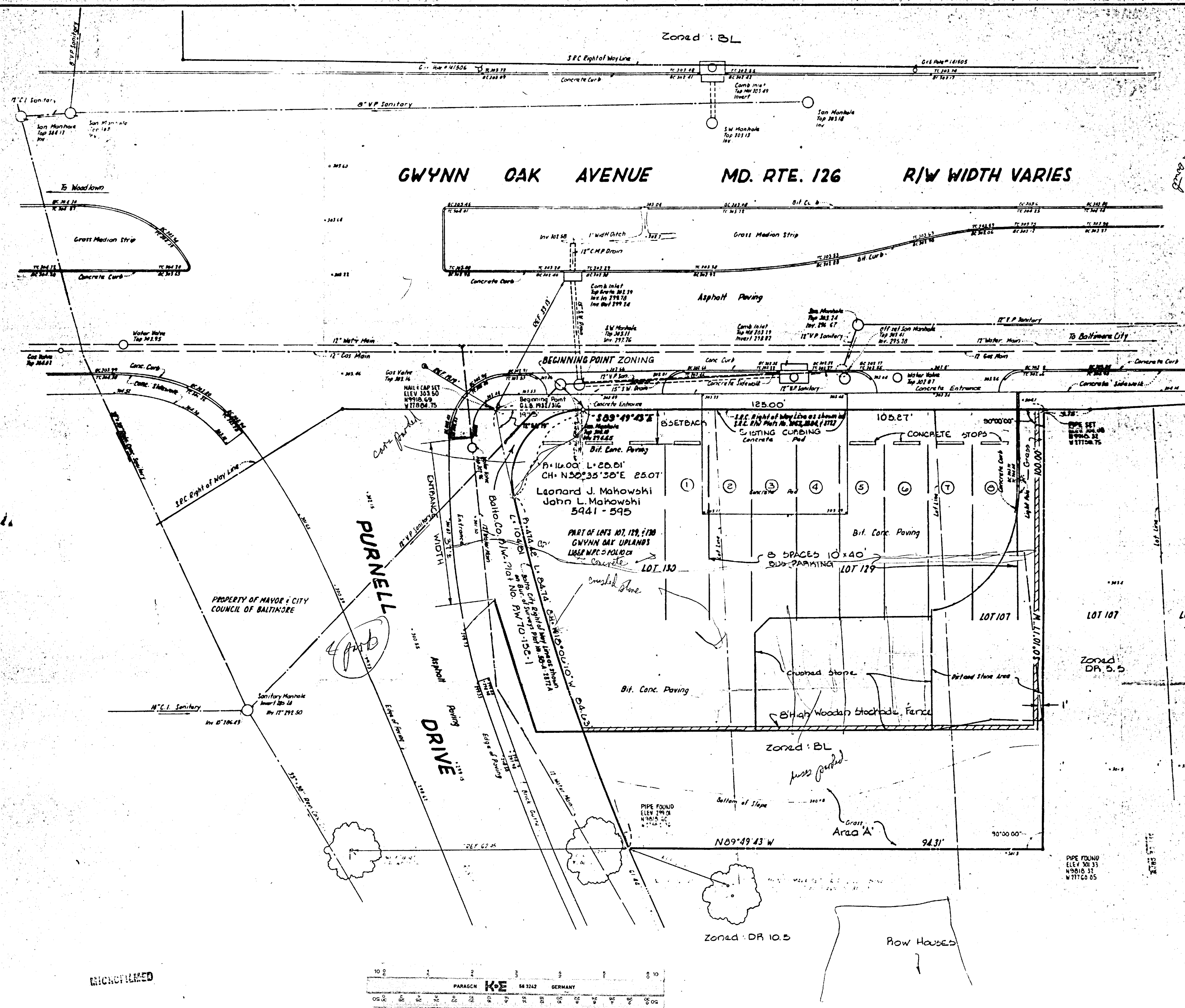
Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,  
*[Signature]*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bac

Enclosures

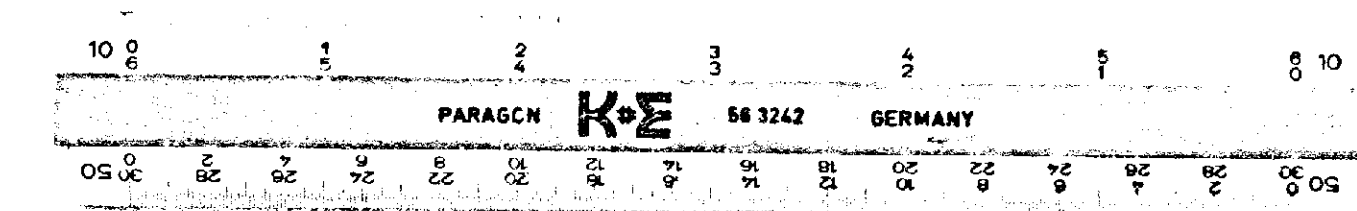
cc: Lyon Associates, Inc.  
6707 Whitestone Road  
Baltimore, Maryland 21207

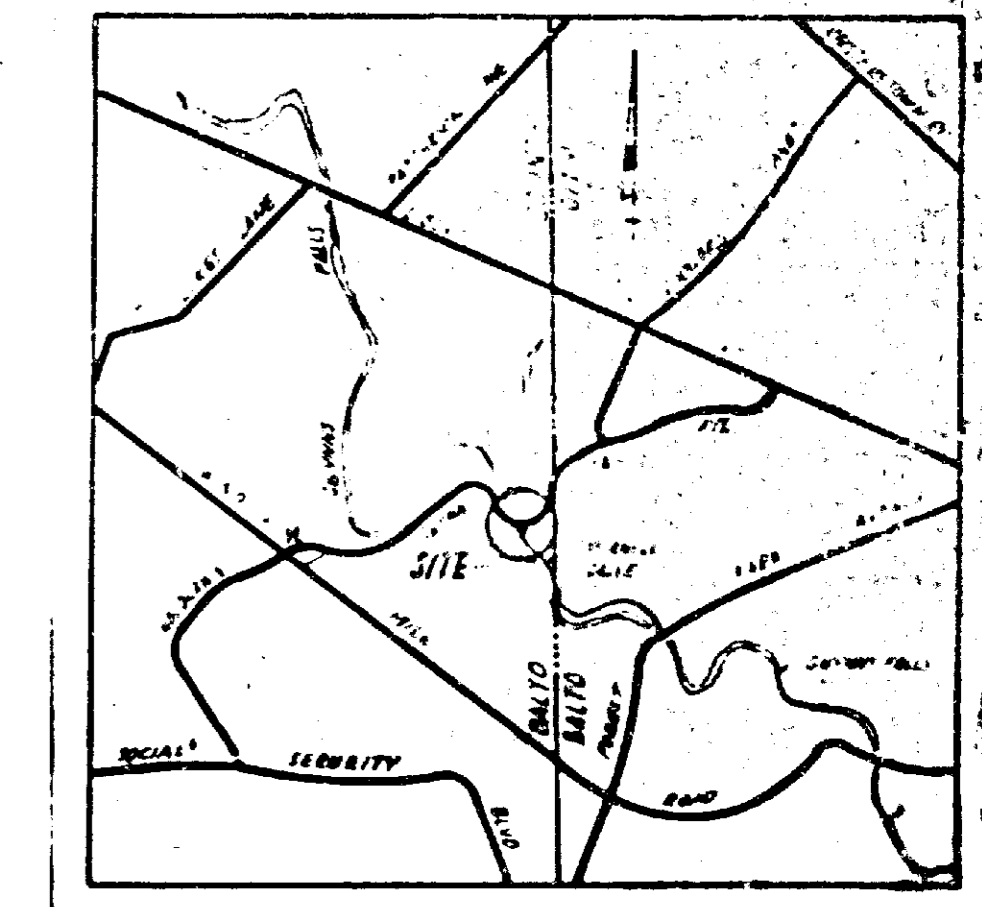
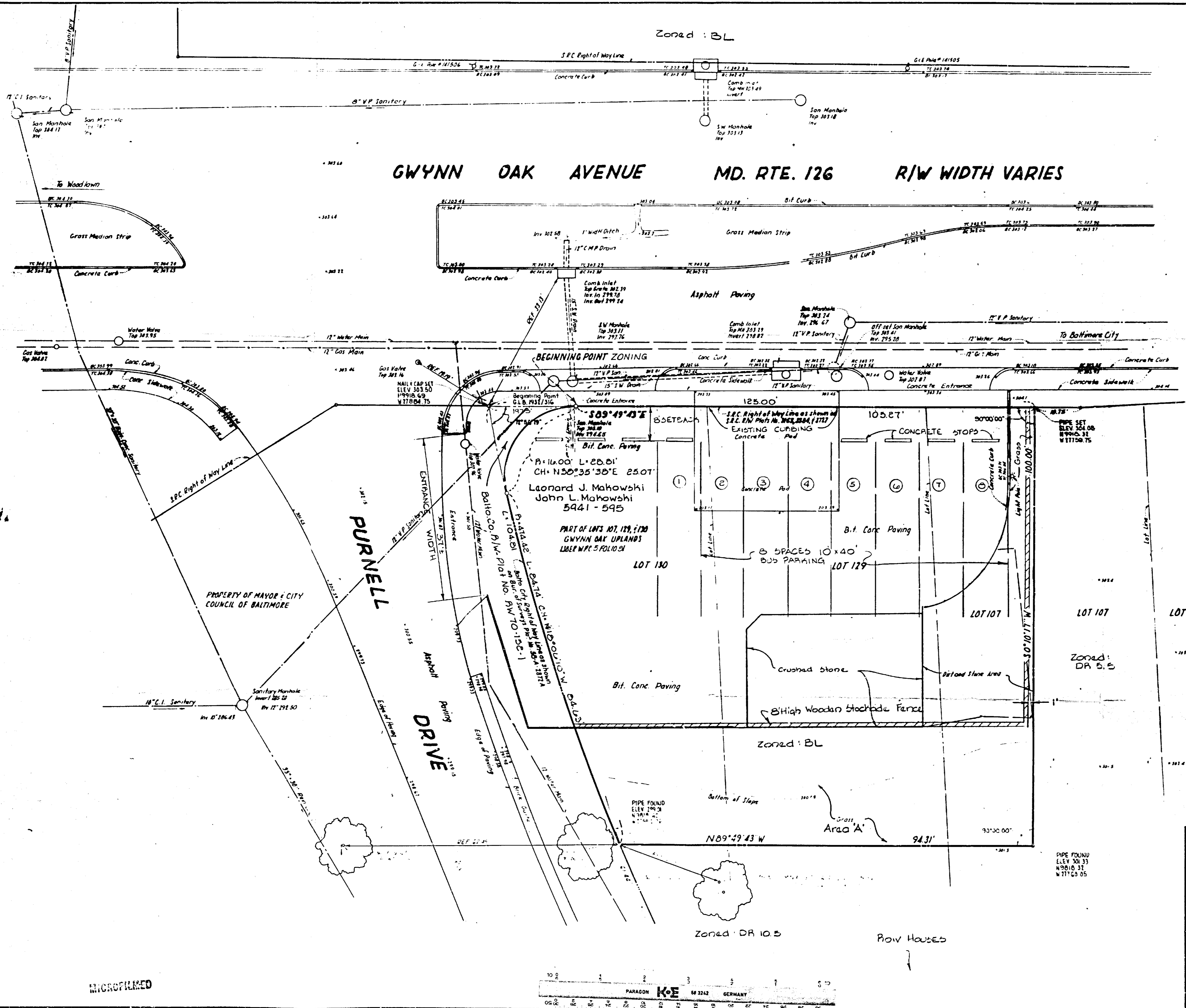


- Zoning Notes:
- Existing Zoning: BL  
Proposed Zoning: No change
  - Area: 11,077.83 Sq. Ft.  
0.254 Ac.
  - Existing Use: Vacant  
Proposed Use: School Bus Parking  
(Parking Only; No repair work to be done)
  - Parking Provided: 8 spaces, 10' x 40'  
Bus Parking
  - Variance Required: None
  - Ancillary Uses: None
  - Landscaping: Required: 550 Sq. Ft.  
Area A - 2591 Sq. Ft.
  - Property Owner:  
Leonard J. Makowski  
John L. Makowski  
5194-595  
Mailing Address:  
1672 KIRKWOOD ROAD  
BALTIMORE, MD 21207  
944-0062

|  |   |
|--|---|
| <b>LEONARD J. &amp; JOHN L. MAKOWSKI</b><br>PROPERTY<br>E.H.K. JR. 5194-595<br>SE CORNER GWYNN OAK AVE. AND PURNELL DRIVE<br>ELECTION DISTRICT 1 BALTIMORE CO. MD.<br>SPECIAL EXCEPTION - SERVICE GARAGE |   |
| <b>ZONING PLAT</b>   |   |
| CHECKED BY<br>A.J. CORTEAL   | PREPARED BY<br>LYON ASSOCIATES, INC.  |
| SCALE:<br>1"=10'   | 6707 WHITESTONE ROAD<br>BALTIMORE, MARYLAND 21207<br>TELEPHONE 301-944-9112 |
| AUTH. NO.<br>DRAWN BY<br>M.H. PORTS  | DATE: MAY 6, 1980<br>FILE: 2592-001   |

MICROFILMED





LOCATION MAP

- Zoning Notes:**
- Existing Zoning: BL  
Proposed Zoning: No change
  - Area: 11,077.83 sq. Ft.  
0.254 Ac.
  - Existing Use: Vacant  
Proposed Use: School Bus Parking  
(Parking Only; No repair work to be done)
  - Parking Provided: 8 spaces 10' x 40'  
Bus Parking
  - Variance Required: None
  - Ancillary Uses: None
  - Landscaping: Required 550.36 sq. Ft.  
Area A - 2591 sq. Ft.
  - Property Owner:  
Leonard J. Mahowski,  
John L. Mahowski  
5941-5945  
Mailing Address  
1672 Kirtwood Road  
Baltimore, Md. 21207  
944-0062

**LEONARD J. & JOHN L. MAKOWSKI,**  
PROPERTY  
E.H.K. JR. 5194-595  
SE CORNER GWYNN OAK AVE. AND PURNELL DRIVE  
ELECTION DISTRICT 1 BALTIMORE CO., MD.

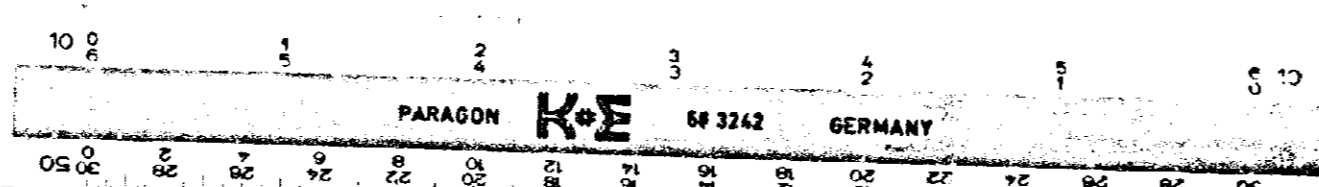
SPECIAL EXCEPTION - SERVICE GARAGE

**ZONING PLAT**

CHECKED BY:  
A.J. CORTEAL  
SCALE:  
1"=10'  
AUTH. NO.  
DRAWN BY:  
M.H. PORTS  
DRWG. NO.

PREPARED BY:  
  
**LYON ASSOCIATES, INC.**  
6707 WHITESTONE ROAD  
BALTIMORE, MARYLAND 21207  
TELEPHONE 301-944-9112

DATE: MAY 6, 1980 FILE: 2592-001



MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6<sup>th</sup> day of October, 1980, that the herein Petition for Special Exception for a service garage, for the expressed purpose of parking school buses over-night and during various and sundry daylight hours, in accordance with the site plan prepared by Lyon Associates, Inc., revised July 31, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. No buildings shall be erected thereon.
2. There shall be no repairs or maintenance work performed on the school buses or any other motor vehicle.
3. Compliance with Section 409.2.c.(1), (2), (3), and (4).
4. All outdoor lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, in order to minimize illumination beyond the subject site.

Approval of the aforementioned site plan by the Maryland Department of Transportation, the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

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5. Approval of the aforementioned site plan by the Maryland Department of Transportation, the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6<sup>th</sup> day of October, 1980, that the herein Petition for Special Exception for a service garage, for the expressed purpose of parking school buses over-night and during various and sundry daylight hours, in accordance with the site plan prepared by Lyon Associates, Inc., revised July 31, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

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*[Signature]*  
Zoning Commissioner of  
Baltimore County



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

June 30, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #228 (1979-1980)  
Property Owner: Leonard J. & John L. Makowski  
S/E cor. Gwynn Oak Ave. & Purnell Dr.  
Existing Zoning: B.L.  
Proposed Zoning: Special Exception for a service garage and to park school buses.  
Acres: 0.254 District: 1st

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises parts of Lots 107, 129, and 137 of the "Amended Plat of Gwynn Oak Uplands", recorded W.P.C. 5, Folio 81.

Resubdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Comments were supplied for this property in connection with Commercial Building Permit Application 681-68 (3491 to 3496) for an Esso Servicenter; subsequently Public Works Agreement 16815 was executed by Humble Oil and Refining Company and Baltimore County in conjunction therewith. Those comments, Public Works Agreement 16815 and Mr. George A. Reier's letter June 2, 1970 to Humble Oil and Refining Company are referred to for your consideration.

Highways:

Gwynn Oak Avenue (Md. 126) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Purnell Drive (Formerly Gwynns Falls Boulevard), an existing public road remains proposed to be improved as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening was accomplished as indicated on the submitted plan (Also see RW 70-152-1).

Item #228 (1979-1980)  
Property Owner: Leonard J. & John L. Makowski  
Page 2  
June 30, 1980

Highways: (Cont'd)

Any construction and reconstruction of concrete sidewalks, curbs and gutters, entrances, aprons, etc. is the responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

This entire site is indicated as being within a 100-year design storm of Gwynns Falls, see Baker-Wilberly Study July 19, 1975.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There are public 12-inch water mains in Gwynn Oak Avenue and Purnell Drive. There is public 8-inch sanitary sewerage in Gwynn Oak Avenue and 12-inch sanitary sewerage in Gwynn Oak Avenue and Purnell Drive, as indicated.

Although no sanitary sewer connection is indicated as proposed for this specific project, it is anticipated that no sanitary sewer connection allocations will be available for projects within the Gwynns Falls drainage basin until the improvements at the Patapsco Waste Water Treatment Plant are completed, which is expected to be in June 1981.

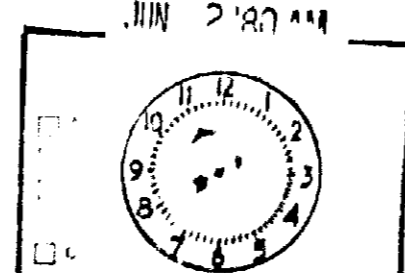
Very truly yours,  
*[Signature]*  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss  
cc: R. Morton, J. Wimbley, J. Somers, J. Trenner, R. Powell  
K-W Key Sheet  
10 NW 19 Pos. Sheet  
NW 3 E Topo  
88 Tax Map  
Attachments



Maryland Department of Transportation  
State Highway Administration

James J. O'Donnell  
Secretary  
M. S. Caltrider  
Administrator



May 28, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Bldg.  
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, May 20, 1980  
Item: 228.  
Property Owner: Leonard J. & John L. Makowski  
Location: SE/C Gwynn Oak Ave. (Route 126) & Purnell Dr.  
Existing Zoning: B.L.  
Proposed Zoning: Special Exception for a service garage and to park school buses.  
Acres: 0.254  
District: 1st

Dear Mr. Hammond:

An inspection of the site revealed that this plan must be revised.

A sidewalk must be constructed at Gwynn Oak Avenue & Purnell Drive with depressed curb and handicap ramp.

The combination inlet between the entrances on Gwynn Oak Ave. is in a deteriorated condition and must be improved.

A concrete curb must be constructed on the right of way line of Gwynn Oak Ave.

I am sending a sketch to show these revisions.

Very truly yours,  
Charles Lee, Chief  
Bureau of Engineering  
Access Permits  
*[Signature]*  
By: George Wittman

CL:GW:mah

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

July 2, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #228, Zoning Advisory Committee Meeting, May 20, 1980, are as follows:

Property Owner: Leonard J. and John L. Makowski  
Location: SE/C Gwynn Oak Avenue and Purnell Drive  
Acres: 0.254  
District: 1st

This office has reviewed the subject petition and offers the following comment. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This office concurs with the comments of the Department of Traffic Engineering and State Highway Administration.

Very truly yours,

*[Signature]*  
John L. Wimbley  
Planner III  
Current Planning and Development



baltime county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
1201 491 3550

STEPHEN E. COLLINS  
DIRECTOR

July 9, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 228 - ZAC - May 20, 1980  
Property Owner: Leonard J. & John L. Makowski  
Location: SE/C Gwynn Oak Ave. & Purnell Dr.  
Existing Zoning: B.L.  
Proposed Zoning: Special Exception for a service garage and to park school buses.

Acres: 0.254  
District: 1st

Dear Mr. Hammond:

The requested Special Exception for a service garage and school bus parking is not expected to cause any traffic problems.

The plan as drawn appears to be unworkable and should be redrawn to reflect what exists in the field. Sidewalks should be provided completely around the frontage of the site and the entrance on Purnell Drive should be moved from the intersection.

Very truly yours,

*[Signature]*  
Michael S. Flanigan  
Engineer Associate II

MSF/hmd

July 21, 1980

Mr. William R. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #228, Zoning Advisory Committee Meeting of  
May 20, 1980, are as follows:

Property Owner: Leonard J. & John L. Makowski  
Location: SE/C Gwynn Oak Ave. & Purnell Dr.  
Existing Zoning: B.L.  
Proposed Zoning: Special Exception for a service garage and  
to park school buses.  
Acres: 0.254  
District: 1st

No health hazards are anticipated.

If a service garage is proposed, and lubrication work and oil  
changes are to be performed at this location, revised plans must be submitted  
showing method providing for the elimination of waste oil in accordance  
with Water Resources Administration Requirements.

Very truly yours,

*Jan J. Fournelle*  
Jan J. Fournelle, Director  
BUREAU OF ENVIRONMENTAL SERVICES

JTF/mw

PAUL H. REINCKE  
CHIEF

June 19, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Leonard J. & John L. Makowski

Location: SE/C Gwynn Oak Avenue & Purnell Drive

Item No: 228 Zoning Agenda Meeting of April 19, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this  
Bureau and the comments below marked with an "R" are applicable and required  
to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be  
located at intervals or \_\_\_\_\_ feet along an approved road in  
accordance with Baltimore County Standards as published by the  
Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_  
EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the  
Fire Prevention Code prior to occupancy or beginning of operations.
- ( ) 5. The buildings and structures existing or proposed on the site shall  
comply with all applicable requirements of the National Fire  
Protection Association Standard No. 101 "Life Safety Code", 1976  
Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *George M. McGonigle* Noted and Approved: *George M. McGonigle*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

TED ZALESKI, JR.  
DIRECTOR

June 5, 1980

Mr. William R. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #228 Zoning Advisory Committee Meeting, May 20, 1980  
are as follows:

Property Owner: Leonard J. & John L. Makowski  
Location: SE/C Gwynn Oak Ave. & Purnell Drive  
Existing Zoning: B.L.  
Proposed Zoning: Special Exception for a service garage and to park school buses.

Acres: 0.254  
District: 1st

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1978, the  
State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- B. A building/\_\_\_\_\_ permit shall be required before beginning construction.
- C. Reside/\_\_\_\_\_ all: Three sets of construction drawings are required to file a permit  
appl. \_\_\_\_\_ Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered  
Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent  
lot line shall be of one hour fire resistive construction, no openings permitted  
within 3' 0" of lot line. A minimum 5" masonry firewall is required if construction  
is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code,  
Section/\_\_\_\_\_
- G. A change of occupancy shall be applied for, along with an alteration permit  
application, and three required set of drawings indicating how the structure  
will meet the Code requirements for the proposed change. Drawings may require  
a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru  
the services of a Registered in Maryland Architect or Engineer certify to this  
office, that, the structure for which a proposed change in use is proposed can  
comply with the height/area requirements of Table 305 and the required construction  
classification of Table 211.
- X. I. Comments: The site plan zoning plat for the proposed use indicates no service  
on buses, the meeting agenda indicates a service garage. I find no  
indication of a proposed structure on the site plan. No further comment  
unless a structure is to be built.  
The comments in the information provided by the drawing  
submitted to the office of Planning and Zoning and are not intended to  
be construed as the full extent of any permit.  
If desired additional information may be obtained by visiting Room #122  
(Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,  
*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj

MICROFILMED

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 15, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: May 20, 1980

RE: Item No: 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,  
*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

MICROFILMED

## Baltimore County Department Of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Public Services  
GEORGE A. REIER, P.E.  
CHIEF

June 2, 1970

Humble Oil & Refining Co.  
3601 Boston Street  
Baltimore, Maryland 21224

Attn: Mr. Ray Waterworth

Re: Humble Oil Service Station  
Bldg. Appl. #631-68  
P.W.A. #16815 - District 1

Gentlemen:

This is to acknowledge receipt of the right-of-way plat for a fillet  
at the intersection of Purnell Drive and Gwynn Oak Avenue. In accordance  
with the above public works agreement, Humble Oil was required to make  
certain road improvements to Purnell Drive along with this right-of-way  
dedication. The road improvements have been constructed without benefit  
of formal design drawings or County contract.

Please be advised therefore, that should future improvement of Purnell  
Drive by Baltimore County require extensive grade changes, Humble Oil will  
be expected to participate to the extent covered in Public Works Agreement  
#16815. Although the improvements made are not being formally accepted,  
we will however, proceed with the acquisition of the rights-of-way shown  
on the submitted linen.

Should you have any questions regarding this matter, please call upon  
us at any time.

Very truly yours,  
*George A. Reier*  
George A. Reier, Chief  
Bureau of Public Services

GAR:CEB:tes

cc: E.A. McDonough  
File

RECEIVED

JUN 3 1970

DEVELOPMENT DESIGN DIVISION  
BUREAU OF ENGINEERING

MICROFILMED

## Baltimore County Department Of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Public Services  
GEORGE A. REIER, P.E.  
CHIEF

December 5, 1968

Humble Oil & Refining Co.  
3601 Boston Street  
Baltimore, Maryland 21224

Attn: Mr. L.H. Peyton

Re: Comm. Bldg. App. #3421 (SSI-58)  
Service Station- S/E cor. Gwynn  
Oak Ave. and Purnell Drive  
District 1

Gentlemen:

The captioned application has been reviewed and the comments are as follows:

### OFFICE OF PLANNING COMMENTS:

1. The revision in ink are not acceptable and must be made on the tracing  
and new plats submitted.
2. If there are any existing free standing signs other than the I.D. sign,  
they must be removed from the premises or indicated on the site plan.

### BUREAU OF ENGINEERING-Highway Comments:

Access to this site shall be from Purnell Drive and Gwynn Oak Avenue (Md. Rt. 126).

Purnell Drive, an existing road, shall ultimately be improved with a 40-foot  
combination curb and gutter and macadam paving cross-section on a 60-foot right-of-way.  
Improvements in connection with this site shall consist of the construction of com-  
bination curb and gutter and a minimum of 20 1/2 feet of macadam paving along the frontage  
of the property. The Applicant shall be financially responsible for the following  
and the work shall be accomplished under a County contract:

- a. The submission of detailed construction drawings to extend a minimum distance  
of 200 feet each side of the site or as may be required to establish line and grade.
- b. The submission of cross-sections where deemed necessary for design or con-  
struction purposes.
- c. The preparation of a right-of-way plat for, and the dedication of, the  
widening at no cost to the County.
- d. If offsite road rights-of-way are required to make the necessary improvements,  
the Applicant's engineer shall furnish the right-of-way plat and the County will  
attempt to acquire the right-of-way.

RECEIVED

DEC 5 1968

DEVELOPMENT DESIGN DIVISION  
BUREAU OF ENGINEERING

MICROFILMED

## Service Station- Gwynn Oak Page 2

### Highway Comments:

e. The grading of the widening and existing road to the established grade. Where  
adjacent properties are adversely affected by the improvements, the Applicant shall be  
financially responsible for necessary repairs to these properties.

f. The construction of combination curb and gutter in its ultimate location on the  
Applicant's side of the road only and a maximum of 18 1/2 feet of macadam paving adjacent  
thereto along the frontage of the property.

g. Where existing utilities or poles must be relocated due to road improvements,  
the Applicant shall be financially responsible for this work.

Gwynn Oak Avenue (Md. Route 126) is a State Road; therefore, this site will be sub-  
ject to State Road Commission review and all street improvements and entrance locations  
on this road will be subject to State Road Commission requirements.

The entrance locations are subject to approval by the Traffic Division.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have  
5-foot minimum radius curb returns, shall be located a minimum of 7 1/2 feet from any prop-  
erty line, and shall be constructed in accordance with Baltimore County Standards for  
7-inch concrete entrance.

It shall be the responsibility of the Applicant's engineer to clarify all rights-of-  
way within the property and to initiate such action that may be necessary to abandon, widen  
or extend said rights-of-way. The Applicant shall be responsible for the submission of  
all necessary plats and for all costs of acquisition and/or abandonment of these right-  
of-way.

Sidewalks shall be required along the frontage of this site. The walks shall be  
5 feet wide and installed to conform with Baltimore County Standards.

### Storm Drain Comments:

In accordance with the drainage policy for this type development, the Applicant is  
responsible for the total actual cost of drainage facilities required to carry the storm  
water run-off through the property to be developed to a suitable outfall. The Applicant's  
cost responsibilities include the acquiring of easements and rights-of-way - both onsite  
and offsite - including the dedicating in fee to the County of the rights-of-way. Preparation  
of all construction, rights-of-way and easement drawings including engineering and surveys  
and payment of all actual construction costs including the County overhead both within  
and outside the development, are also the responsibilities of the Applicant.

Onsite drainage facilities serving only areas within the site do not require con-  
struction under a County contract. Such facilities are considered private. Therefore,  
construction and maintenance shall be the Applicant's responsibility.

The Applicant must provide necessary drainage facilities (temporary or otherwise)  
to prevent creating any nuisances or damages to adjacent properties, especially by the  
concentration of surface waters. Correction if any problem which may result, due to  
improper grading or other drainage facilities, would be the full responsibility of the  
Applicant.

As stated before, Gwynn Oak Avenue is a State Road. Therefore, drainage requirements  
as they affect the road come under the jurisdiction of the Maryland State Road Commission.

## Service Station- Gwynn Oak Page 3

### Sanitary Sewer Comments:

Public sanitary sewerage is available to serve this property. There is existing  
12-inch sanitary sewerage in Gwynn Oak Avenue.

Permission to connect to the existing public sanitary sewer may be obtained from  
the Department of Permits and Licenses.

The Applicant is entirely responsible for the construction, and the cost of the  
construction and maintenance, of his onsite private sanitary sewerage, which must con-  
form with the Baltimore County Plumbing Code.

The Applicant is responsible for the cost of plugging any existing house connection  
not used to serve the proposed structure.

It shall be unlawful for any person to deposit by any means into the building drainage  
system or sewer, any ashes, cinders, rags, flammable, poisonous, or explosive liquids,  
gases, oils, grease, or any other material which would or could obstruct, damage or over-  
load such system or sewer.

The Applicant must submit a plan indicating satisfactory means for the disposal of  
the wash-rack effluent, storm drainage and sanitary sewage, before an application for a  
Building Permit can be approved.

This property is located in Area 12-S, subject to a Sanitary Sewer Area Connection  
Charge of \$100.00 per equivalent dwelling unit.

The total public Sanitary Sewer Area Connection Charge is determined, and payable,  
upon application for the Plumbing Permit. This Charge is in addition to the normal front  
foot assessment and permit charges.

### Water Comments:

Permission to obtain a water connection from the existing 12-inch water main in  
Gwynn Oak Avenue and Purnell Drive may be obtained from the Department of Permits and  
Licenses.

The Applicant is entirely responsible for the construction, and the cost of the  
construction and maintenance of his onsite water service system.

The Applicant is responsible for the cost of capping any existing water main  
connection not used to serve the proposed improvements.

This property is located in the Third Zone of Water Service and Area 3-W, subject  
to a Water Area Connection Charge of \$170.00 per equivalent dwelling unit.

The total Water Area Connection Charge is determined, and payable, upon application  
for the Plumbing Permit. This Charge is in addition to the normal front foot assessment  
and permit charges.

A Public Works Agreement must be executed by the owner and Baltimore County for the  
above mentioned improvements, after which a Building Permit can be approved.

Very truly yours,  
*George A. Reier*  
George A. Reier, Chief  
Bureau of Public Services

GAR:DM:tes  
cc: Mr. Surveying & Eng. Co., Inc.  
2707 Whitestone Rd. (7)  
Attn: Mr. J. Robert Cassell

McDonough, Cross, PMA File, J. Nolan, File #631-68

681-48

Application No. DPW-16315

**PUBLIC WORKS AGREEMENT**  
BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS  
BUREAU OF LAND DEVELOPMENT

DEC 18 1980

RECEIVED  
DEPARTMENT OF PUBLIC WORKS  
BUREAU OF LAND DEVELOPMENT

**Application for Plat Approval:**

1. I/we HUMBLE OIL & REFINING COMPANY  
hereinafter referred to as the "Developer", respectfully request Baltimore County, Maryland, hereinafter referred to as "County," through its Department of Public Works, to approve a plat for development or improvement of the ( ) property, ( ) subdivision, known as Humble Oil Service Station District 1-61 on land owned by the Developer.

2. Type of Proposed Development: (Check)  
( ) Cottage ( ) Semi-Detached ( ) Group ( ) Apartment (X) Service Station

**List Name of Roads or Streets:**

- (1) Gwynn Oak Avenue - Md. Rte. 125 (State Road)  
From Purnell Drive to Parcel 155.1\* Easterly  
Length 155.1\*
- (2) Purnell Drive  
From Gwynn Oak Avenue to Parcel 155.1\* Southerly  
Length 155.1\*
- (3)  
From \_\_\_\_\_ To \_\_\_\_\_  
Length \_\_\_\_\_
- (4)  
From \_\_\_\_\_ To \_\_\_\_\_  
Length \_\_\_\_\_
- (5)  
From \_\_\_\_\_ To \_\_\_\_\_  
Length \_\_\_\_\_
- (6)  
From \_\_\_\_\_ To \_\_\_\_\_  
Length \_\_\_\_\_

Right-Of-Way To Be Prepared And Forwarded To Department of Public Works, Baltimore County Office Building, Towson 4, Maryland.

4. Whereas, the Developer, as a condition precedent to the approval of said plat, covenants and agrees with Baltimore County to provide water pipes, sanitary sewers, storm drains, streets, and other public facilities, in the manner hereinafter set forth:
5. The Developer respectfully requests the County to construct or cause to be constructed within the (X) property, ( ) subdivision, known as Humble Oil Service Station the following public facilities and subdivision improvements deemed by the County to be necessary and appropriate in the public interest, namely: (Check) ( ) water mains, ( ) water services, ( ) sanitary sewer mains, ( ) sanitary sewer connections, ( ) storm drains, (X) streets or roads, ( ) bridges, ( ) sewage pumping station, ( ) sewage treatment plants, (X) right-of-way widening and grading. All in accordance with County Standards of design and construction, and County regulations set forth in Policy Manual.
6. Grading of Right-of-Way:  
The Developer agrees to complete the grading of the roads or streets to the established subgrade for the full width of the Right-of-Way prior to the notifying of the contractors by the County to proceed with the improvements; this grading to include slope easements and to be done at the Developer's entire cost and expense. Before installation of utilities, the Developer also agrees to grade existing roads and streets to meet the official street grades established by the County, to grade widening strips on existing roads within or adjacent to the development, and all alleys and rights of way in which utilities are to be located and in the event that this grading involves the placing of fill, the fill shall be free of all trash and shall be thoroughly compacted. The Right of Way for utilities shall be cleared of trees, brush and debris by the Developer. The Developer agrees to notify the Department of Public Works when the grading is complete, and this grading must be approved by the Department of Public Works before any contract is awarded.
7. The Developer further agrees to cut back the ground and/or trees in conjunction with grading of the right of way to the extent deemed necessary by the Director of Public Works to provide adequate sight distance at intersections of streets at which a traffic hazard may be indicated because of limited visibility.
8. Subgrade of Streets:  
The Developer further agrees to construct such subgrade reinforcement or additional drainage structures that may be necessary due to soft spots or areas which develop during or after the construction of utilities and which require subgrade reinforcement or drainage structures before street paving can be accomplished.
9. In the event that the Developer fails to carry out such subgrade reinforcement or drainage construction after proper notice by the Director of Public Works, the Director of Public Works is hereby authorized to order such work done by the Road Contractor as a part of the street construction with payment being made by the Developer on completion of the improvements.
10. Sidewalks and Alleys:  
The Developer further agrees to construct sidewalks on all streets where curbs and gutters are required, and alleys where they are required in accordance with approved plans and specifications. This work shall be done at the Developer's entire expense under County inspection.
11. Paving Schedules:  
No work on road contracts will be permitted between December 15th and March 15th unless the Developer accepts full responsibility for the work. In the event that the Developer wishes to proceed with paving during this period, the Developer agrees to deposit with the County an amount deemed sufficient by the Department of Public Works to cover any damage due to weather. Prior to paving of streets, flood control strips and easements will be cleared, properly graded and stabilized.
12. Retaining Walls:  
Where retaining walls are required by the Department of Public Works along streets, alleys or rights of way, plans and specifications for construction and grading must be approved by the Department of Public Works. No cinder block or concrete block retaining walls will be permitted. The cost shall be borne by the Developer.
13. The Developer further agrees to grade the land in such a way that it will prevent pocketing of storm water and will prevent storm water from concentrating on or causing a nuisance to other properties. Building elevations will be set above 50 year flood level or hurricane tide elevation and with proper regard for drainage, sewer and street grade requirements. The 50 year flood plain or hurricane tide elevation, if any, shall be plotted and subject to approval by the Director of Public Works before any Building Permit will be issued within the development.
14. Springs:  
If springs exist where ground water reaches the surface of the ground in this subdivision, the Developer agrees to direct the water from such springs through approved piping to the storm drainage system at the Developer's entire cost.
15. Trees:  
No planting of trees will be allowed within the dedicated street width.
16. Storm Drainage:  
A lump sum charge for storm drainage at rates in effect the date of this Agreement as set by the County shall be paid by the Developer. The charge shall be calculated by the County in an amount not to exceed two thirds of the total paving cost. This drainage shall include all pipes up to and including 24" in diameter; and up to and including 48" if pipes over 24" are deemed necessary by the County. The lump sum charge shall not be applicable for subdivisions qualifying as R-10 or larger residential zones, or for R.A. Commercial and Industrial, such subdivisions will require payment by the Developer to the County of the actual cost of storm drainage carried to an acceptable outlet. For further details of Storm Drainage Policy refer to Policy Manual.
17. When the 50 year flood plain area or hurricane tide elevation is plotted and approved, the Developer agrees to deed in fee to the County, without charge, any land lying within the flood plain area or hurricane tide elevation upon request. All improvements to the flood plain area or hurricane tide elevation shall be the Developer's responsibility.
18. In the event that bridges, culverts or streetcrossing pipes (over 48" in diameter) are required, the Developer agrees to furnish plans and to contribute one-half of the cost of the pipe, bridge or culvert. Streetcrossing pipes 48" in diameter and under will be considered a part of the street paving system. If the bridge width required by the County is greater than that needed to serve the development as determined by County Policy, the additional width will be paid for by the County. This paragraph refers to bridge or culvert structures only and not to the approaches. Approaches to the bridge are considered to be the Developer's responsibility, as well as the paving of all and paving over the bridge or culvert.

**REMARKS**

Owner agrees to construct concrete sidewalks and concrete driveway aprons on all streets. Developer also agrees to construct concrete alleys and walkways where required. This work shall be done under county inspection in accordance with plans and specifications approved by the Department and at the Developer's entire expense.

All subdivisions must comply with State Regulations for underground electrical distribution and telephone services.

This development shall be subject to the Water Distribution Charge at time of meter application as per County policy.

- any unimproved County lands not used during one year from the date of this Agreement, or in the first contract for improvements under this Agreement, whichever is less, will become unimproved, and construction of roads, bridges, drains and utilities in the development therefor must await availability of County funds at that time.
28. Estimates for this Agreement have been prepared according to the policies in effect at the date of this Agreement. If construction of improvements has not been placed under contract within two years of the date of this Agreement, the Agreement will be subject to any new policy change.
29. Engineering:  
It is understood that the cost of design and preparation of construction drawings (including storm drainage), title examination, assessment plans and deeds, will be borne by the Developer and these drawings will be prepared by our Engineer and presented to the Department for criticism, revision and final approval. When this preliminary engineer-advertising and award of contracts, determining and procuring assessments, and final inspection and supervision.
30. The Developer agrees, to convey a fee simple deed to the lots of the streets and alleys upon completion of the paving; to convey all easements for sewer, water and storm drains; and to convey a fee simple deed for storm drain flood control strips upon completion of canal and/or drainage reservation improvements.
31. Final Costs:  
If the actual financial deficits on water main and sanitary sewer extensions and the actual cost of street paving, all as determined by final costs, should exceed the deposits, the Developer agrees to pay such additional costs on receipt of a bill from the County, and if final costs are less than the deposits, adjustments will be made by the County to the Developer.
32. Building Permits:  
Building permits will not be released until this Agreement has been completed, and plat has been recorded and made a part hereof.
33. Legality:  
Upon acceptance and approval of this Agreement by Baltimore County, this Public Works Agreement shall be considered to be legally executed and binding upon the parties hereto, their successors, personal representatives, heirs and assigns, and if the conditions of this Public Works Agreement are violated, the County may pursue the remedies set forth in Section 2339 (d) of Bill No. 73, Legislative Session 1980 of the County Council of Baltimore County.
34. Remarks:

On Agreement 16315 Developer agrees to prepare right-of-way plats and convey to Baltimore County, at no cost to County, the necessary widening strips for Purnell Drive. Developer also agrees to grade the widening strips to the grade of the existing road.

Purnell Drive is to be improved with 20' of macadam paving plus curb and gutter on the development side. The Developer shall be responsible for 10' of macadam paving plus the required curb and gutter.

See paragraph 34 above attached hereto and made a part hereof.

**ADDENDUM TO PETITION FOR SPECIAL EXCEPTION**

TO: ZONING COMMISSIONER OF BALTIMORE COUNTY

FROM: LEONARD J. MAKOWSKI  
JOHN L. MAKOWSKI

SUBJECT: SPECIAL EXCEPTION FOR PARKING SCHOOL BUSES

LOCATION: VACANT LOT GWYNN OAK & PURNELL DR.

THE LOT IN QUESTION IS DIRECTLY ON GWYNN OAK AVE., A MODERATE TO BUSY STREET ALL HOURS OF THE DAY. THE LOT WAS FORMERLY USED AS A FULL SERVICE GAS STATION. THE GAS STATION WAS REMOVED YEARS AGO AND THE LOT IS NOW VACANT EXCEPT FOR A PARTIAL HARD SURFACE. THE LOT IS PRESENTLY ZONED B-1.

WE, THE OWNERS, ARE ASKING FOR A SPECIAL EXCEPTION TO PARK CHILDREN'S SCHOOL BUSES ON THE LOT VARIOUS HOURS OF THE DAY AND OVERNIGHT. ALL BUSES ARE PROPERLY REGISTERED, THEY ARE IN GOOD WORKING ORDER AND NO MAINTENANCE, REPAIRS OR WORK WILL BE PERFORMED ON THE PREMISES - JUST PARKING AND OVERNIGHT STORAGE.

THE LOT ITSELF IS CERTAINLY LARGE ENOUGH TO FACILITATE THE PARKING OF SCHOOL BUSES. TRAFFIC IS IN NO WAY AFFECTED BECAUSE OF THE LIMITED NUMBER OF VEHICLES, THE LIMITED NUMBER OF MOVES PER DAY AND THE FACT THAT THERE IS AN EXIT ENTRANCE ON THE SIDE STREET PURNELL DR.

THE LIMITED MOVEMENT OF THE BUSES WOULD NOT CAUSE ANY OFFENSIVE NOISE IN THE NEIGHBORHOOD AND THEY WOULD NOT BE MOVED AT ALL DURING SLEEPING HOURS OF THE NEIGHBORHOOD.

THE LOCATION AND SURFACE OF THE LOT IS VERY SUITABLE FOR PARKING BEING PARTIAL CONCRETE. THE LOT ITSELF IS ELEVATED SLIGHTLY INTO A SOMEWHAT LEVEL PLATEAU WITH SLOPING DRIVEWAYS. THE LOT IS SLIGHTLY HIGHER THAN STREET LEVEL WITH GOOD DRAINAGE.

THE PRESENCE OF SCHOOL BUSES IS IN NO WAY OFFENSIVE LOOKING TO THE SURROUNDING NEIGHBORHOOD AND CERTAINLY LESS DETRIMENTAL THAN IF THE LOT WAS USED FOR SOME OTHER PURPOSE FOR WHICH IT IS ZONED.

WE APPRECIATE YOUR CONSIDERATION & COOPERATION. THANK YOU.

Leonard J. Makowski  
LEONARD J. MAKOWSKI AND JOHN L. MAKOWSKI

**PETITION FOR SPECIAL EXCEPTION**

1st District

ZONING: Petition for Special Exception for a service garage  
LOCATION: Southeast corner of Gwynn Oak Avenue and Purnell Drive  
DATE & TIME: Tuesday, August 26, 1980 at 10:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a service garage (to park school buses overnight and various hours during the day)

All that parcel of land in the First District of Baltimore County

Being the property of Leonard Makowski, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, August 26, 1980 at 10:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

**PETITION FOR SPECIAL EXCEPTION**

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BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

**MARYLAND SURVEYING AND ENGINEERING CO., INC.**

Subsidiary of LYON ASSOCIATES, INC.

6707 WHITSTONE ROAD • BALTIMORE, MARYLAND 21207 • TELEPHONE: 391-944-9291  
ENGINEERING • SURVEYING • PLANNING

Zoning Description  
Leonard J. & John L. Makowski Property

BEGINNING FOR THE SAME at a point on the South side of Gwynn Oak Avenue Md. Rte. 126 at a point being South 89° 49' 43" East 19.73 feet from the intersection of the South side of Gwynn Oak Avenue and the East side of Purnell Drive, said point being shown on the Baltimore County Right-of-Way drawing No. RW 70-152-1; running thence along the South side of Gwynn Oak Avenue South 89° 49' 43" East 105.27 feet to the end of the first line and the beginning of the second line in a deed of conveyance by and between Exxon Corporation unto Leonard J. Makowski dated September 25, 1978 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 5941 Folio 595; thence along the second, third, and part of the fourth line of said deed the following courses and distances South 00° 10' 17" West 100.00 feet, North 89° 49' 43" West 94.31 feet; thence by a curve to the right with a radius of 474.42 feet for a distance of 84.74 feet subtended by a chord bearing North 18° 06' 10" West 84.63 feet; thence by a curve to the right having a radius of 16.00 feet as shown on the aforementioned Baltimore County Right-of-Way Plat RW 70-152-1 for a distance of 28.81 feet subtended by a chord bearing North 38° 35' 38" East 25.07 feet to the Point of Beginning.

Containing in all 11,078 square feet or 0.254 acres more or less.

Being part of the lot of ground described in a deed of conveyance by and between Exxon Corporation unto Leonard J. Makowski dated September 25, 1978 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 5941 Folio 595.

Signed This 9th day of March, 1980  
Robert J. Lyons

SCALE: 1" = 100'

File No. \_\_\_\_\_

ADDENDUM TO PETITION FOR SPECIAL EXCEPTION

TO: ZONING COMMISSIONER OF BALTIMORE COUNTY  
FROM: LEONARD J. MAKOWSKI  
JOHN L. MAKOWSKI  
SUBJECT: SPECIAL EXCEPTION FOR PARKING SCHOOL BUSES  
LOCATION: VACANT LOT GWYNN OAK & PURNELL DR.

THE LOT IN QUESTION IS DIRECTLY ON GWYNN OAK AVE., A MODERATE TO BUSY STREET ALL HOURS OF THE DAY. THE LOT WAS FORMERLY USED AS A FULL SERVICE GAS STATION. THE GAS STATION WAS REMOVED YEARS AGO AND THE LOT IS NOW VACANT EXCEPT FOR A PARTIAL HARD SURFACE. THE LOT IS PRESENTLY ZONED B.L.

WE, THE OWNERS, ARE ASKING FOR A SPECIAL EXCEPTION TO PARK CHILDREN'S SCHOOL BUSES ON THE LOT VARIOUS HOURS OF THE DAY AND OVERNIGHT. ALL BUSES ARE PROPERLY REGISTERED, THEY ARE IN GOOD WORKING ORDER AND NO MAINTENANCE, REPAIRS OR WORK WILL BE PERFORMED ON THE PREMISES - JUST PARKING AND OVERNIGHT STORAGE.

THE LOT ITSELF IS CERTAINLY LARGE ENOUGH TO FACILITATE THE PARKING OF SCHOOL BUSES. TRAFFIC IS IN NO WAY AFFECTED BECAUSE OF THE LIMITED NUMBER OF VEHICLES, THE LIMITED NUMBER OF MOVES PER DAY AND THE FACT THAT THERE IS AN EXIT ENTRANCE ON THE SIDE STREET PURNELL DR.

THE LIMITED MOVEMENT OF THE BUSES WOULD NOT CAUSE ANY OFFENSIVE NOISE IN THE NEIGHBORHOOD AND THEY WOULD NOT BE MOVED AT ALL DURING SLEEPING HOURS OF THE NEIGHBORHOOD.

THE LOCATION AND SURFACE OF THE LOT IS VERY SUITABLE FOR PARKING BEING PARTIAL CONCRETE. THE LOT ITSELF IS ELEVATED SLIGHTLY INTO A SOMEWHAT LEVEL PLATEAU WITH SLOPING DRIVEWAYS. THE LOT IS SLIGHTLY HIGHER THAN STREET LEVEL WITH GOOD DRAINAGE.

THE PRESENCE OF SCHOOL BUSES IS IN NO WAY OFFENSIVE LOOKING TO THE SURROUNDING NEIGHBORHOOD AND CERTAINLY LESS DETRIMENTAL THAN IF THE LOT WAS USED FOR SOME OTHER PURPOSE FOR WHICH IT IS ZONED.

WE APPRECIATE YOUR CONSIDERATION & COOPERATION. THANK YOU.

Leonard J. Makowski  
JOHN L. MAKOWSKI

ADDENDUM TO PETITION FOR SPECIAL EXCEPTION

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Leonard J. Makowski  
JOHN L. MAKOWSKI

MARYLAND SURVEYING AND ENGINEERING CO., INC.

Subsidiary of LYON ASSOCIATES, INC.

6707 WHITESTONE ROAD • BALTIMORE, MARYLAND 21207 • TELEPHONE: 301-944-9291  
ENGINEERING • SURVEYING • PLANNING

Zoning Description  
Leonard J. & John L. Makowski Property

BEGINNING FOR THE SAME at a point on the South side of Gwynn Oak Avenue Md. Rte. 126 at a point being South 89° 49' 43" East 19.73 feet from the intersection of the South side of Gwynn Oak Avenue and the East side of Purnell Drive, said point being shown on the Baltimore County Right-of-Way drawing No. RW 70-152-1; running thence along the South side of Gwynn Oak Avenue South 89° 49' 43" East 105.27 feet to the end of the first line and the beginning of the second line in a deed of conveyance by and between Exxon Corporation and Leonard J. Makowski dated September 25, 1978 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. 5941 Folio 595; thence along the second, third, and part of the fourth line of said deed the following courses and distances: South 00° 10' 17" West 100.00 feet, North 89° 49' 43" West 94.31 feet; thence by a curve to the right with a radius of 474.42 feet for a distance of 84.74 feet subtended by a chord bearing North 18° 06' 10" West 84.63 feet; thence by a curve to the right having a radius of 16.00 feet as shown on the aforementioned Baltimore County Right-of-Way Plat RW 70-152-1 for a distance of 28.81 feet subtended by a chord bearing North 38° 35' 38" East 25.07 feet to the point of Beginning.

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SCALE \_\_\_\_\_ ft. - 1 inch

File No. \_\_\_\_\_

Signed This 9<sup>th</sup> day of May 1980  
Robert Cassel

July 23, 1980

Mr. Leonard J. Makowski  
Mr. John L. Makowski  
1673 Kirkwood Road  
Baltimore, Maryland 21207

NOTICE OF HEARING

RE: Petition for Special Exception - SE/C Gwynn Oak Avenue and Purnell Drive - Case No. 81-42-X

TIME: 10:30 A.M.

DATE: Tuesday, August 26, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF  
BALTIMORE COUNTY

bcc: Mr. Michael Terry  
2607 Purnell Drive  
Baltimore, Maryland 21207

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3350

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

October 6, 1980

August 18, 1980

Messrs. Leonard J. and  
John L. Makowski  
1672 Kirkwood Road  
Baltimore, Maryland 21207

RE: Petition for Special Exception  
SE/corner of Gwynn Oak Avenue  
and Purnell Drive - 1st Election  
District  
Leonard J. Makowski, et al -  
Petitioners  
NO. 81-42-X (Item No. 228)

Gentlemen:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. Michael Terry  
2607 Purnell Drive  
Baltimore, Maryland 21207

Mr. Gilbert G. Cohen  
3473 Flannery Lane  
Baltimore, Maryland 21207

John W. Hessian, III, Esquire  
People's Counsel

Mr. John L. Makowski  
1672 Kirkwood Road  
Baltimore, Maryland 21207

RE: Petition for Special Exception  
SE/C Gwynn Oak Ave & Purnell Dr  
Case No. 81-42-X

Dear Sirs:

This is to advise you that \$105.49 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:sj

PETITION FOR SPECIAL EXCEPTION  
SE/corner of Gwynn Oak Avenue  
and Purnell Drive - 1st Election  
District  
Leonard J. Makowski, et al -  
Petitioners  
NO. 81-42-X (Item No. 228)

Office of  
COLUMBIA  
Publishing Corp.  
10750 Little Patuxent Pkwy  
Columbia, MD 21044

19

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR SPECIAL EXCEPTION 1ST DISTRICT  
SOUTHEAST CORNER OF GWYNN OAK AVENUE AND PURNELL  
DRIVE  
was inserted in the following:

☒ Catonsville Times  
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland,  
once a week for ONE successive weeks before  
the 5th day of AUGUST 1980, that is to say,  
the same was inserted in the issues of

8/7/80

COLUMBIA PUBLISHING CORP.

By: Nancy Kuznetsov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
FROM: John D. Seyffert, Director  
Office of Planning and Zoning  
SUBJECT: Petition No. 81-42-X Item 228  
Date: August 11, 1980

Petition for Special Exception for a service garage  
Southeast corner of Gwynn Oak Avenue and Purnell Drive  
Petitioner- Leonard Makowski, et al

First District

HEARING: Tuesday, August 26, 1980 (10:30 A.M.)

This office is not opposed to the granting of the petitioner's request. If granted, details of landscaping, submitted to and approved by the Division of Current Planning and Development should be required.

John D. Seyffert, Director  
Office of Planning and Zoning

JDC:JGH:ab

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY, IN

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLIC

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner Date: August 11, 1980

FROM: John D. Seyffert, Director  
Office of Planning and Zoning

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*John D. Seyffert*  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ab

## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 4 day of August, 1980

Filing Fee \$ 30 Received: Check

Cash

Other

Petitioner Makowski Submitted by John Makowski

Petitioner's Attorney --- Reviewed by ---

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



## Request for Assistance

ZONING  
RFA# 80-2713

Date 7/2/80 Suspense Date: 7/9/80

CITIZEN INFORMATION Council Dist: 2(03)

Name: Michael Terry Telephone: 298-8080

Address: 2607 Purnell Drive 21207 Form Initiated By: Tom

PROBLEM  
Gwynn Oak Avenue & Purnell Drive  
Citizen reports school buses and trash trucks to be kept on the above property, which is in a residential neighborhood. Please investigate, Thank you.

CITIZEN CONTACT  
7/1/80 08:25- VERIFIED — Tom Mueen

Contact By: ---

AGENCY ACTION 7/2/80  
ACTIVE CASE 80-323-V  
AWAITING DISPOSITION OF SUBSEQUENTLY  
FILED REQUEST FOR SPECIAL EXCEPTION  
FOR SERVICE GARAGE.  
INSPECTOR WILL KEEP CITIZEN ADVISED.

*J. E. Bennett*

Completed By:

FINAL DISPOSITION

DCA Staff Person:

Division of Community Affairs

## PETITION MAPPING PROGRESS SHEET

| FUNCTION  | Wall Map  |    | Original |    | Duplicate |    | Tracing |    | 200 Sheet |    |
|---|---|----|----------|----|-----------|----|---------|----|-----------|----|
|   | date  | by | date     | by | date      | by | date    | by | date      | by |
| Descriptions checked and outline plotted on map |   |    |          |    |           |    |         |    |           |    |
| Petition number added to outline                |   |    |          |    |           |    |         |    |           |    |
| Denied  |   |    |          |    |           |    |         |    |           |    |
| Granted by<br>ZC, BA, CC, CA                    |   |    |          |    |           |    |         |    |           |    |
| Reviewed by: <u>---</u>                         | Revised Plans:<br>Change in outline or description <u>Yes</u> <u>No</u> |    |          |    |           |    |         |    |           |    |
| Previous case: <u>---</u>                       | Map # <u>---</u>  |    |          |    |           |    |         |    |           |    |



## PETITION FOR SPECIAL EXCEPTION—1st DISTRICT

ZONING: Petition for Special Exception for a service garage  
LOCATION: Southeast corner of Gwynn Oak Avenue and Purnell Drive  
DATE & TIME: Tuesday, August 26, 1980 at 10:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a service garage (to park school buses overnight and various hours during the day)

All that parcel of land in the District of Baltimore County, beginning for the same at a point on the South side of Gwynn Oak Avenue Md. Rte. 128 at a point being South 89° 49' 42" East 18.78 feet from the intersection of the South side of Gwynn Oak Avenue and the East side of Purnell Drive, said point being shown on the Baltimore County Pl. 70-123-1 running thence along the South side of Gwynn Oak Avenue 80.00 feet to the end of the first line and the beginning of the second line in a deed of conveyance by and between E. H. K. Jr. and Leonard J. Makowski dated September 26, 1978 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 8841 Folio 586; thence along the second, third, and part of the fourth line of said deed the following courses and distances South 09° 10' 17" West 100.00 feet, North 89° 49' 42" East 84.31 feet; thence by a curve to the right, a radius of 474.42 feet for a distance of 84.74 feet subtended by a central bearing North 19° 09' 10" West 84.74 feet; thence by a curve to the right having a radius of 18.00 feet as shown on the aforementioned Baltimore County Right-of-Way Plat RW 70-123-4 for a distance of 28.85 feet subtended by a central bearing North 30° 30' 30" East 28.07 feet to the Point of Beginning.

Containing in all 11,078 square feet or 0.25 acres more or less.

Being part of the lot of ground described in a deed of conveyance by and between E. H. K. Jr. and Leonard J. Makowski dated September 26, 1978 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 8841 Folio 586.

Being the property of Leonard Makowski et al, as shown on plat plan filed with the Zoning Department.

Filing Date: Tuesday, August 26, 1980 at 10:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
Aug 7

Filing Date: Tuesday, August 26, 1980 at 10:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
Aug 7

Filing Date: Tuesday, August 26, 1980 at 10:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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By Order of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
Aug 7

DUPLICATE  
CERTIFICATE OF PUBLICATION

TOWSON, MD., August 7, 1980

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., 26th day ofone time August before the 26th day of

August, 1980, the first publication

appearing on the 7th day of August, 1980.

1980.

THE JEFFERSONIAN,

*H. L. Smith*  
H. L. Smith, Manager.

Cost of Advertisement, \$ 19.75

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 00668DATE July 30, 1980 ACCOUNT 01-662AMOUNT \$50.00RECEIVED Leonard J. MakowskiFOR Filing Fee for Case No. 81-42-X

VALIDATION OR SIGNATURE OF CASHIER

## PETITION MAPPING PROGRESS SHEET

| FUNCTION  | Wall Map  |    | Original |    | Duplicate |    | Tracing |    | 200 Sheet |    |
|---|---|----|----------|----|-----------|----|---------|----|-----------|----|
|   | date  | by | date     | by | date      | by | date    | by | date      | by |
| Descriptions checked and outline plotted on map |   |    |          |    |           |    |         |    |           |    |
| Petition number added to outline                |   |    |          |    |           |    |         |    |           |    |
| Denied  |   |    |          |    |           |    |         |    |           |    |
| Granted by<br>ZC, BA, CC, CA                    |   |    |          |    |           |    |         |    |           |    |
| Reviewed by: <u>---</u>                         | Revised Plans:<br>Change in outline or description <u>Yes</u> <u>No</u> |    |          |    |           |    |         |    |           |    |
| Previous case: <u>---</u>                       | Map # <u>---</u>  |    |          |    |           |    |         |    |           |    |

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August, 1980, the first publication

appearing on the 7th day of August, 1980.

1980.

THE JEFFERSONIAN,

*H. L. Smith*  
H. L. Smith, Manager.

Cost of Advertisement, \$ ---

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 00714DATE August 28, 1980 ACCOUNT 01-662AMOUNT \$105.49RECEIVED Leonard J. MakowskiFOR Adv. & Posting for Case No. 81-42-X

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 1st Date of Posting August 8, 1980

Posted for: PETITION FOR SPECIAL EXCEPTION

Petitioner: LEONARD MAKOWSKI ET AL

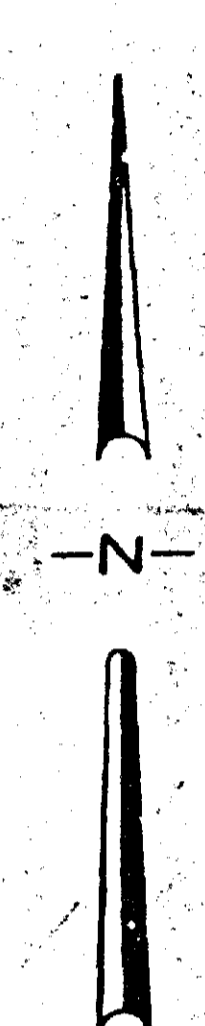
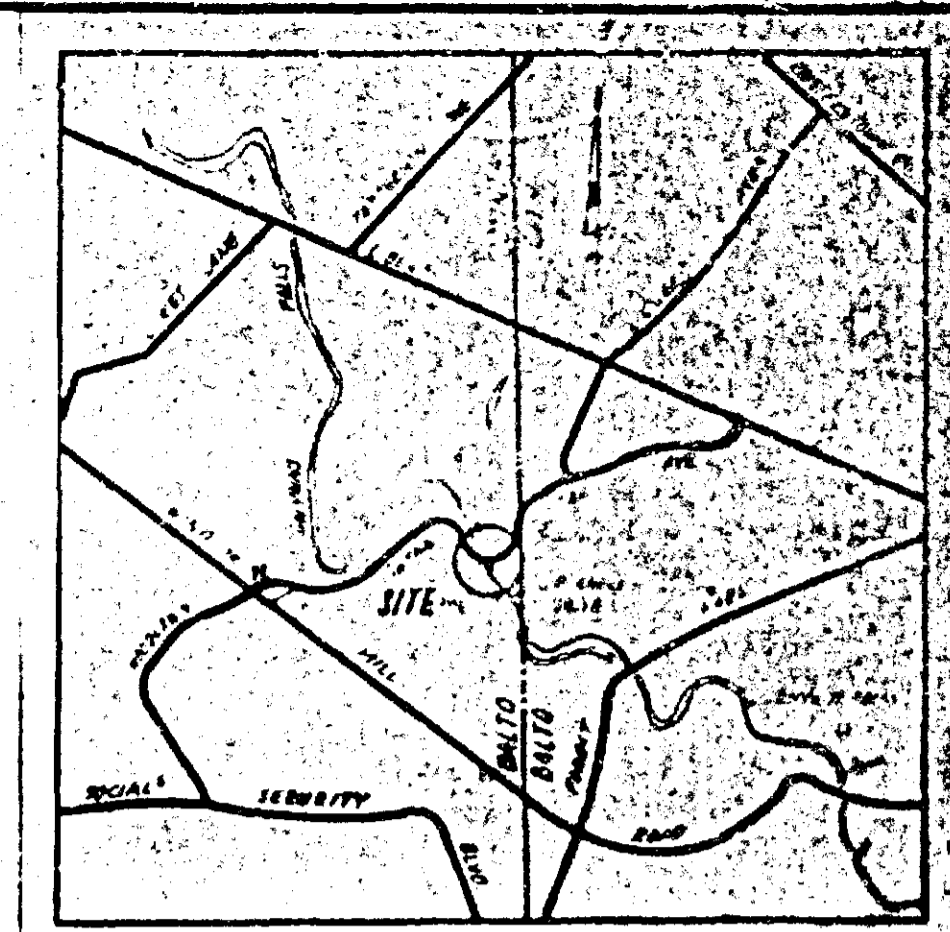
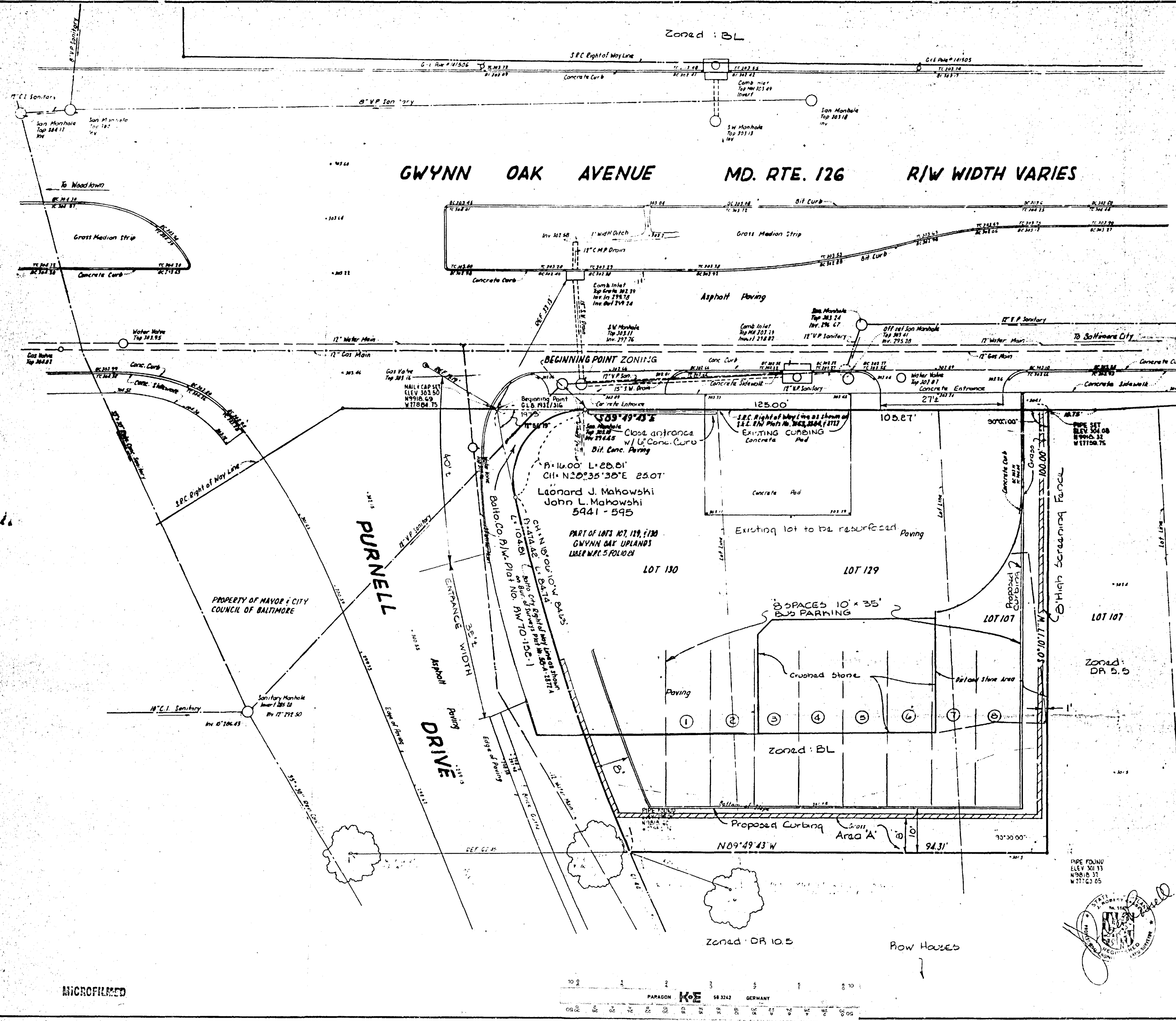
Location of property: SE/C GWYNN OAK AVE & PURNELL DRIVE

Location of Signs: SE/C GWYNN OAK AVE & PURNELL DR.

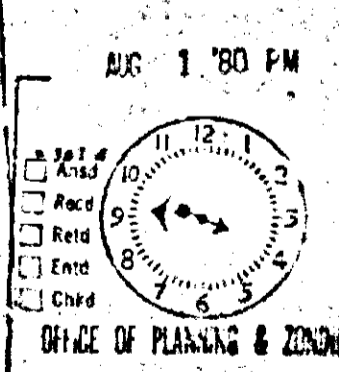
Remarks: Thomas R. Poland

Posted by: --- Date of return: AUG. 15, 1980

Number of Signs: ONE



- Zoning Notes:**
- Existing Zoning: BL  
Proposed Zoning: No change
  - Area: 11,077.83 sq. Ft.  
0.254 Ac.
  - Existing Use: Vacant  
Proposed Use: School Bus Parking  
(Parking Only; No repair work to be done)
  - Parking Provided: 8 spaces 10' x 40'  
Bus Parking
  - Variance Required: None
  - Ancillary Uses: None
  - Landscaping: Required 158.36 sq. Ft.  
Area A - 760 sq. Ft.
  - Property Owner:  
Leonard J. Mahowski  
John L. Mahowski  
5194-595  
Mailing Address:  
1672 Birchwood Road  
Baltimore, Md. 21207  
944-0862
  - Existing Lot to be resurfaced.



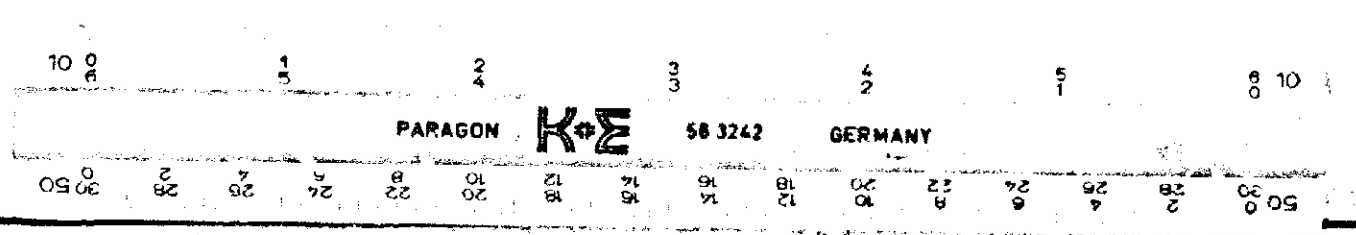
Location of parking spaces July 31, 1980

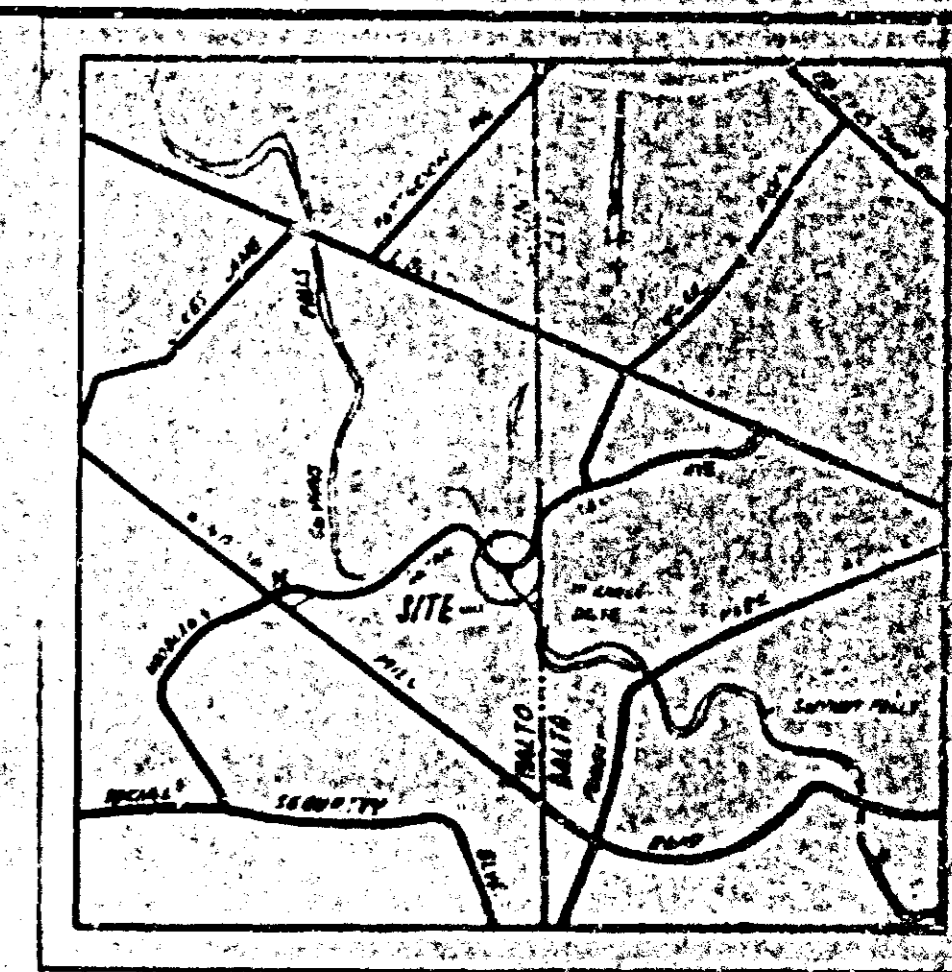
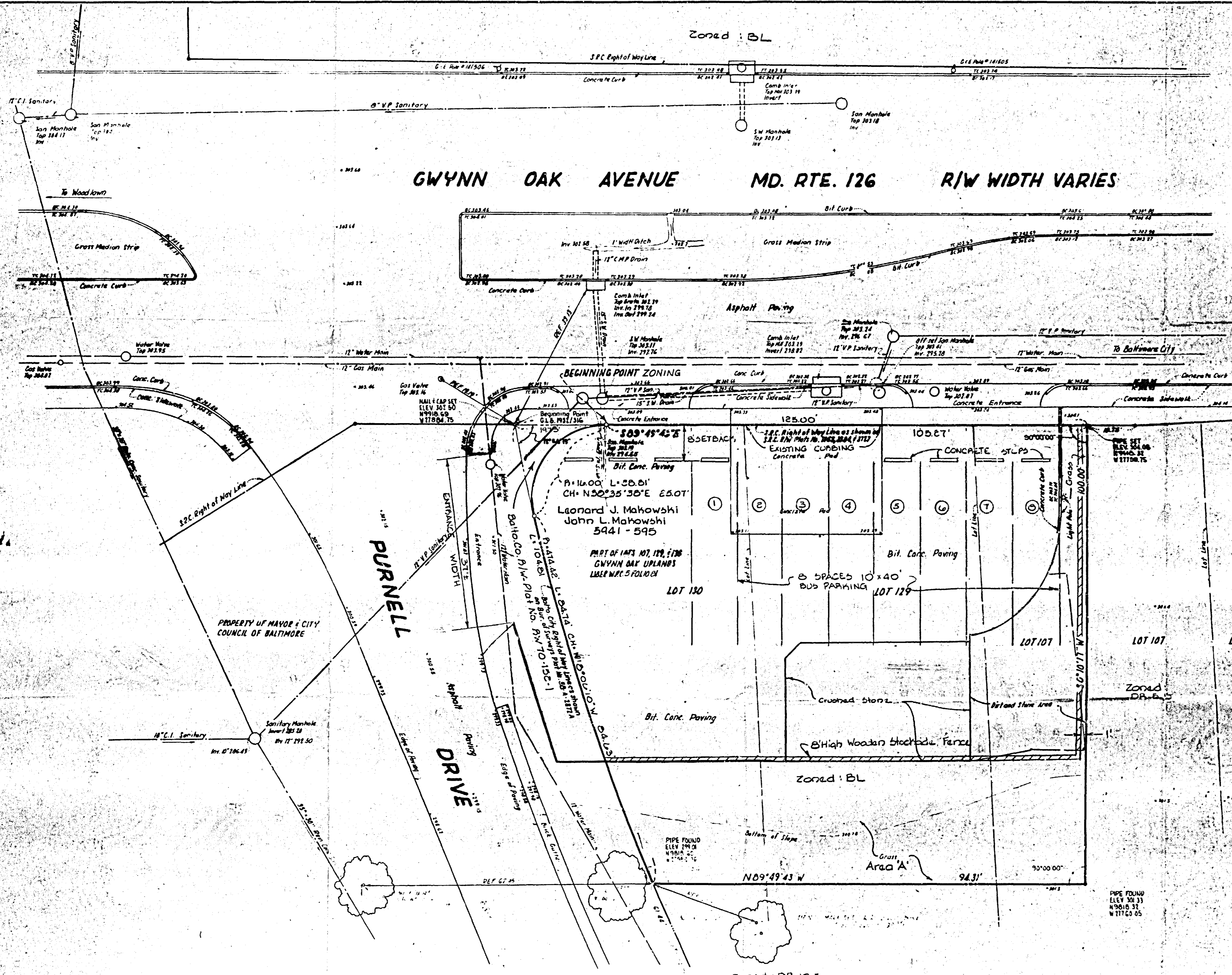
**LEONARD J. & JOHN L. MAKOWSKI,**  
PROPERTY  
E.I.K. JR. 5194-595  
SE CORNER GWYNN OAK AVE. AND PURNELL DRIVE  
ELECTION DISTRICT 1 BALTIMORE CO. MD.  
SPECIAL EXCEPTION - SERVICE GARAGE

**ZONING PLAT**

|                            |   |
|----------------------------|---|
| CHECKED BY<br>A.J. CORTEAL | PREPARED BY<br>LYON ASSOCIATES, INC.  |
| SCALE:<br>1"=10'           | 6707 WHITESTONE ROAD<br>BALTIMORE, MARYLAND 21206<br>TELEPHONE 301-544-9112 |
| AUTH NO.                   |   |
| DRAWN BY<br>M.H. PORTS     |   |
| DATE<br>MAY 5, 1980        | FILE<br>2592-001-02   |

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- Zoning Notes:**
1. Existing Zoning: BL  
Proposed Zoning: No change
  2. Area: 11,077.83 Sq. Ft.  
0.254 AC
  3. Existing Use: Vacant  
Proposed Use: School Bus Parking  
(Parking Only; No repair work to be done)
  4. Parking Provided: 8 Spaces 10' x 40'  
Bus Parking
  5. Variance required: None
  6. Ancillary Uses: None
  7. Landscaping: Required 5 sq. ft. per sq. ft. of lot area  
Area A - 259 sq. ft.
  8. Property Owner:  
Leonard J. Makowski  
John L. Makowski  
5941-5945  
Mailing Address:  
1672 Birchwood Road  
Baltimore, Md. 21207  
944-0662

**LEONARD J. & JOHN L. MAKOWSKI**  
PROPERTY  
E.H.K. JR. 594-595  
SE CORNER GWYNN OAK AVE. AND PURNELL DRIVE  
ELECTION DISTRICT 1 BALTIMORE CO. MD.  
SPECIAL EXCEPTION - SERVICE GARAGE

**ZONING PLAT**

|                            |   |
|----------------------------|---|
| CHECKED BY<br>A.J. CORTEAL | PREPARED BY<br>LYON ASSOCIATES, INC.                                      |
| SCALE<br>1"=10'            | 6707 W. ESTON ROAD<br>BALTIMORE, MARYLAND 21207<br>TELEPHONE 301-943-9112 |
| AUTH. NO.                  | DATE<br>MAY 6, 1980   |
| DRAWN BY<br>N.H. PORTS     | 2592-201  |
| DRWG. NO.                  |   |

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